



**GRASSROOTS**  
REALTY GROUP

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**538, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2259694**



**\$278,800**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island		

**Inclusions:** n/a

Incredible Downtown lifestyle unit in a breathtaking riverfront location in the heart of Calgary's Downtown. Easily one of the best locations possible for Downtown living. Situated in an upscale building right on the river, the photos speak for themselves! With a Walkscore of 98, leave the car at home. Calgary's intricate river pathway system gets you anywhere in the core with little effort or time, take advantage of scooter and bike lanes as well as the natural beauty of the river valley. Immaculately maintained one bedroom, one bathroom unit with full central A/C, upscale finishes, built-in european appliances, & unobstructed awe-inspiring views of Calgary's Downtown skyline. Resort style amenities including concierge, full fitness facilities, hot tub, movie theatre, social lounges, multiple rooftop outdoor lounges, & sauna! Full underground parking, storage locker, car wash, & security. Makes an incredible investment property or residence. Located directly across from the brand new Eau Claire Plaza which is a brand new \$47 Million development by the City of Calgary featuring state of the art public park spaces, riverside terraces, a new market street, and multi-use plaza with spray-park. Unmatched residential value in Calgary's vibrant Downtown.